



Electronic Development Services Public Meeting

Agenda

Meeting No. 2
March 2, 2020, 7:00 PM
Live streamed

Note: Members of Development Services Committee will be participating in the meeting remotely.

Due to COVID-19, our facilities are closed to the public.
Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to
clerkspublic@markham.ca

Members of the public who wish to make virtual deputations must register by completing an online [***Request to Speak Form***](#) or e-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak to. Alternatively, you may connect via telephone by contacting the Clerk's office at 905-479-7760 on the day of the meeting.

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Electronic Development Services Public Meeting Agenda

Meeting Number 2

March 2, 2021, 7:00 PM - 9:00 PM

Live streamed

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice Chair: Keith Irish

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Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS

4. REPORTS

- 4.1. PRELIMINARY REPORT, 2310601 ONTARIO INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A 1,136 UNIT INDEPENDENT LIVING RETIREMENT HOME COMPLEX AT 3912 AND 3928 HIGHWAY 7 EAST (WARD 3), FILE NO. PLAN 20 123727 (10.3, 10.5)

2

S. Bordone, ext. 8230

5. ADJOURNMENT



Report to: Development Services Committee

Meeting Date: December 15, 2020

SUBJECT: PRELIMINARY REPORT
2310601 Ontario Inc.
Applications for Official Plan and Zoning By-law
Amendments to permit a 1,136 unit independent living
retirement home complex at 3912 and 3928 Highway 7 East
(Ward 3)

PREPARED BY: Luis Juarez, M.C.I.P., R.P.P., extension 2910
Planner II, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
Manager, Central District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications for Official Plan and Zoning By-law Amendments (the “Applications”) submitted by 2310601 Ontario Inc. (the “Owner”) to permit an 85,265 m² independent living retirement home development consisting of 1,136 units (the “Proposed Development”).

This report contains general information in regards to applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

BACKGROUND:

The approximately 1.48 ha (3.66 ac) subject lands are located on the north side of Highway 7, east of Verclaire Gate, south of the future Buchanan Drive extension, and west of Village Parkway, and are municipally known as 3912 and 3928 Highway 7 East (the “Subject Lands”), as shown on Figure 1. Figure 3 shows the surrounding land uses, which include the following:

- To the north is a 1.162 hectare proposed park and a 0.825 hectare proposed partial elementary school block;
- To the east is an existing low-rise residential development;
- To the south, across Highway 7, is existing high-rise residential development;
- To the west is St. Justin Martyr Parish and further west are vacant lands recently zoned to permit a 9 storey apartment. To the northwest is an existing low rise residential development.

Application Status

Markham Council, in 2016, approved the Owner's previously submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment (File SU/ZA 13 113228) that facilitated the Buchanan Drive extension, a new north-south road, and the creation of a new park block, school block, and a high-density residential block, as shown in Appendix A (the Draft Plan of Subdivision). Currently, the Owner is actively satisfying the conditions of draft approval ahead of registering the Plan of Subdivision.

The Markham Committee of Adjustment, in 2018, approved a Minor Variance application (A/61/18) to permit reduced side and rear yard setbacks and an increase in density to 3.95 FSI. The Owner now seeks increased building height (from 8 storeys to 14 storeys); an increase in density to 5.75 FSI; and permission to decrease building setbacks to facilitate the Proposed Development. Table 1 below sets out the past, current, and proposed development standards for the high-density residential block.

Table 1: Past, Current, and Proposed Development Standards						
	Density (FSI)	Building Height	Front Yard Setback	Rear Yard Setback	Side Yard Setback (West)	Side Yard Setback (East)
By-law 2016-077	3.5	30 m (8-storeys)	1.2 m, 4.2 m for dwelling units located on the first floor)	1.2 m, 165 m from the front property line above the second storey	4 m, 7 m above the second storey	4 m, 7 m above the second storey
Minor Variance approvals (A/61/18)	3.95	30 m (8-storeys)	1.2 m, 4.2 m for dwelling units located on the first floor)	4 m, 8.5 m above the third storey	4 m, 7 m above the third storey	4 m, 7 m above the third storey
Proposed Zoning By-law and Official Plan Amendments	5.75	49 m (14-storeys)	0.6 m	3 m	3 m	3 m

Staff deemed the current Applications complete on September 22, 2020.

The next steps in the planning process include:

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Staff Recommendation Report to the Development Services Committee ("DSC")
- Future submission of a site plan application

Proposal

The Owner proposes to redevelop the vacant, high-density residential block to facilitate the Proposed Development, which includes a 14-storey L-shaped building fronting Highway 7 East (Building A), a 13-storey building along the northwest property line (Building B), and a nine-storey building terracing at the fourth floor along the northeast property line (Building C) (see Site Plan, Figure 4). The Proposed Development consists of:

- a) 1,136 units (including 986 life lease units and 150 rental units of which 173 are barrier-free units)
- b) a density of 5.75 times the area of the high-density residential block (FSI of 5.75)
- c) 580 underground residential parking spaces (including 125 visitor parking spaces with another 46 visitor parking spaces at-grade)
- d) 2,455 m² amenity space on the first floor of Buildings A and B, including a pharmacy, medical clinic, library, café, salon, kitchen, community dining area, and leisure spaces
- e) Proposed outdoor amenity space would include a courtyard, with a greenhouse and landscaped terrace proposed on the roof of Building C.
- f) Internal garage access, drop off areas, and visitor parking

Provincial and Regional Policy Context**Provincial Policy Conformity**

This proposal must be consistent with the Provincial Policy Statement, 2014, and conform to the Growth Plan for the Greater Golden Horseshoe, 2019, the Greenbelt Plan, 2017, and the Planning Act. It will be evaluated against the Provincial Policy Framework during the processing of this application.

York Region Official Plan

The subject lands are designated 'Urban Area' on Map 1 of the York Region Official Plan, 2010 (ROP), which provides for a wide range of Residential, Commercial, and Institutional uses.

Official Plan and Zoning

The Subject Lands are designated "Mixed Use Mid Rise" in the 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018) and permits mid-rise intensification opportunities in a variety of building forms and uses, including Retirement Homes. Site specific policy 9.19.9.f in the 2014 Official Plan establishes a maximum permitted height of 8 storeys and a maximum FSI of 3.5 on the Subject Lands. The Owner submitted an Official Plan Amendment to permit an increase in building height and density, as described in Table 1, to facilitate the Proposed Development.

The Subject Lands are zoned "Community Amenity Area 3 Hold (CA3*558)" in By-law 177-96, as amended by site-specific Zoning By-law 2016-77, and shown in Appendix B. The By-law permits a variety of commercial and residential uses, including Retirement Homes. The Owner has submitted a site-specific Zoning By-law Amendment application to allow for additional building height and density and reduced setbacks as outlined on Table 1.

OPTIONS/ DISCUSSION:

The following summarizes the matters raised to date for consideration. These matters, among others, identified through the circulation and detailed review of the Owner's proposed development will be addressed in a final report to DSC:

- a) Review of the submitted Planning Justification Report, draft Official Plan Amendment, and draft Zoning By-law Amendment by the Owner, as prepared by Malone Givens Parsons Limited.
- b) Review of the appropriateness of the Proposed Development having regard for matters including, but not limited to, the following:
 - i) Appropriate transition to the existing surrounding low-density residential uses to the east and northwest and the existing institutional use to the west
 - ii) Traffic impacts, site access, and transportation demand management.
- c) As part of the review of a future site plan submission, a number of matters will be considered including, but not be limited to, the following:
 - i) Pedestrian connections and ground level animation, driveway accesses, and locations
 - ii) Building design and architecture
 - iii) Landscape and landscape buffers
 - iv) Site functionality for waste management and snow removal storage
 - v) Opportunities for sustainability measures, bird-friendly guidelines, and accessibility.
- d) Review of all technical studies submitted in support of the Applications including, but not limited to, the following:
 - i) Environmental Impact Study
 - ii) Functional Servicing Report
 - iii) Hydrology Report
 - iv) Transportation Impact Assessment.
- e) The Proposed Development will be required to consider any requirements of external agencies including, but not limited to, York Region.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Applications will be evaluated in the context of growth management, environmental considerations and other strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report, if necessary.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo (2019)
Figure 4: Site Plan

APPENDICES:

Appendix A: Draft Plan of Subdivision
Appendix B: Zoning By-law 2016-77

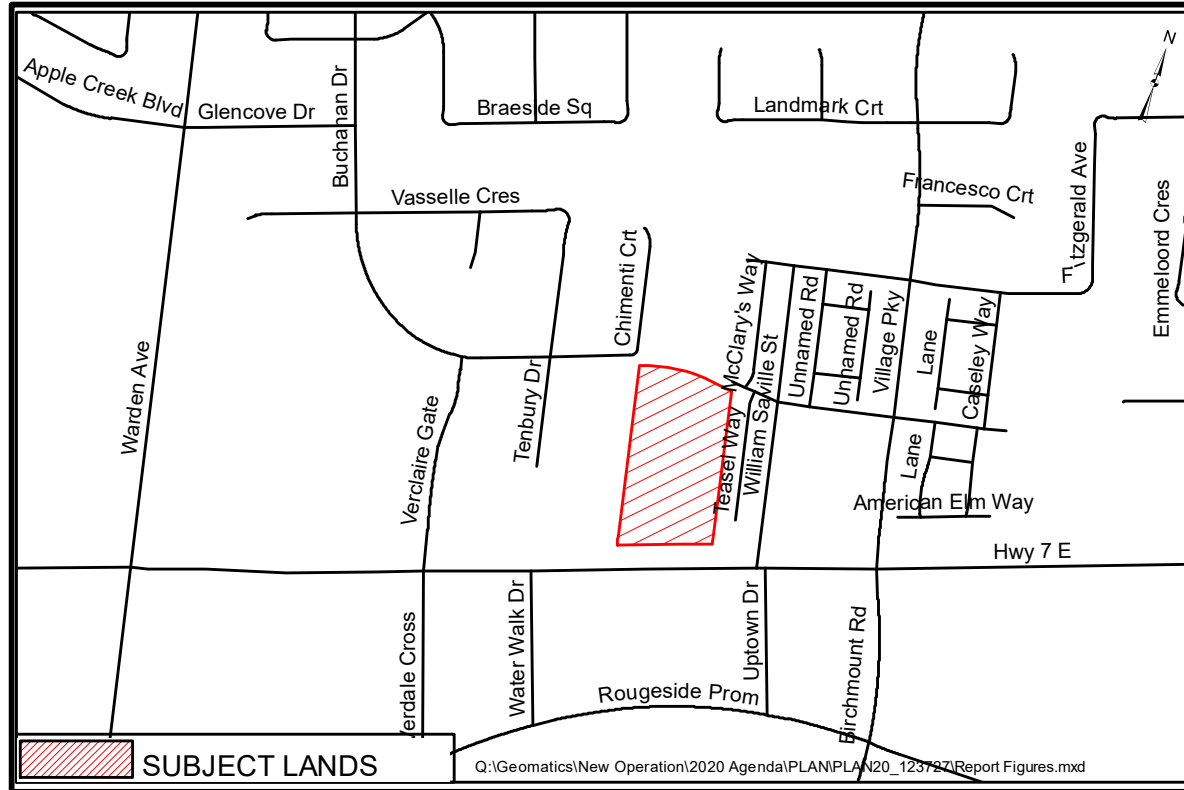
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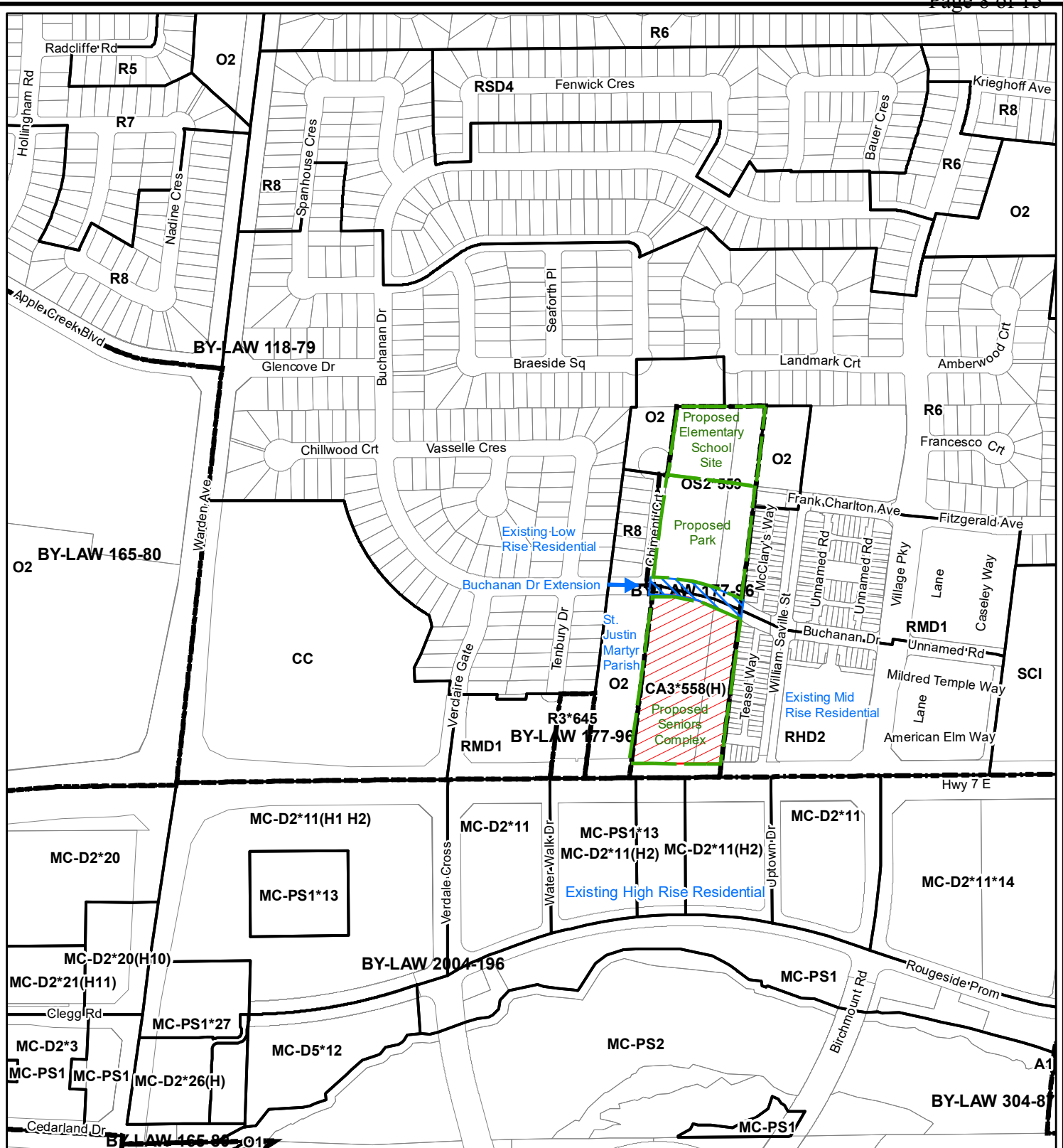
Mr. Lincoln Lo
Malone Given Parsona
140 Renfrew Dr.
Markham, ON

Tel: (905) 513-0170 ex. 107

Email: llo@mgp.ca

File path: Q:\Development\Planning\Teams\CENTRAL TEAM\02 - TEAM\Luis
Juarez\APPLICATIONS\ZA\3912 HIGHWAY 7 E (COREBRIDGE)\Preliminary Report





AREA CONTEXT/ZONING

APPLICANT: 2310601 Ontario Inc. (Johnny Tran)
3912 & 3928 Highway 7 East

FILE No. PLAN 20 123727

 SUBJECT LANDS

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DATE: 5/11/2020



DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: LJ

FIGURE No. 2



AERIAL PHOTO (2020)

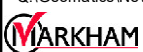
APPLICANT: 2310601 Ontario Inc. (Johnny Tran)
3912 & 3928 Highway 7 East

FILE No. PLAN 20 123727

 SUBJECT LANDS

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DATE: 5/11/2020

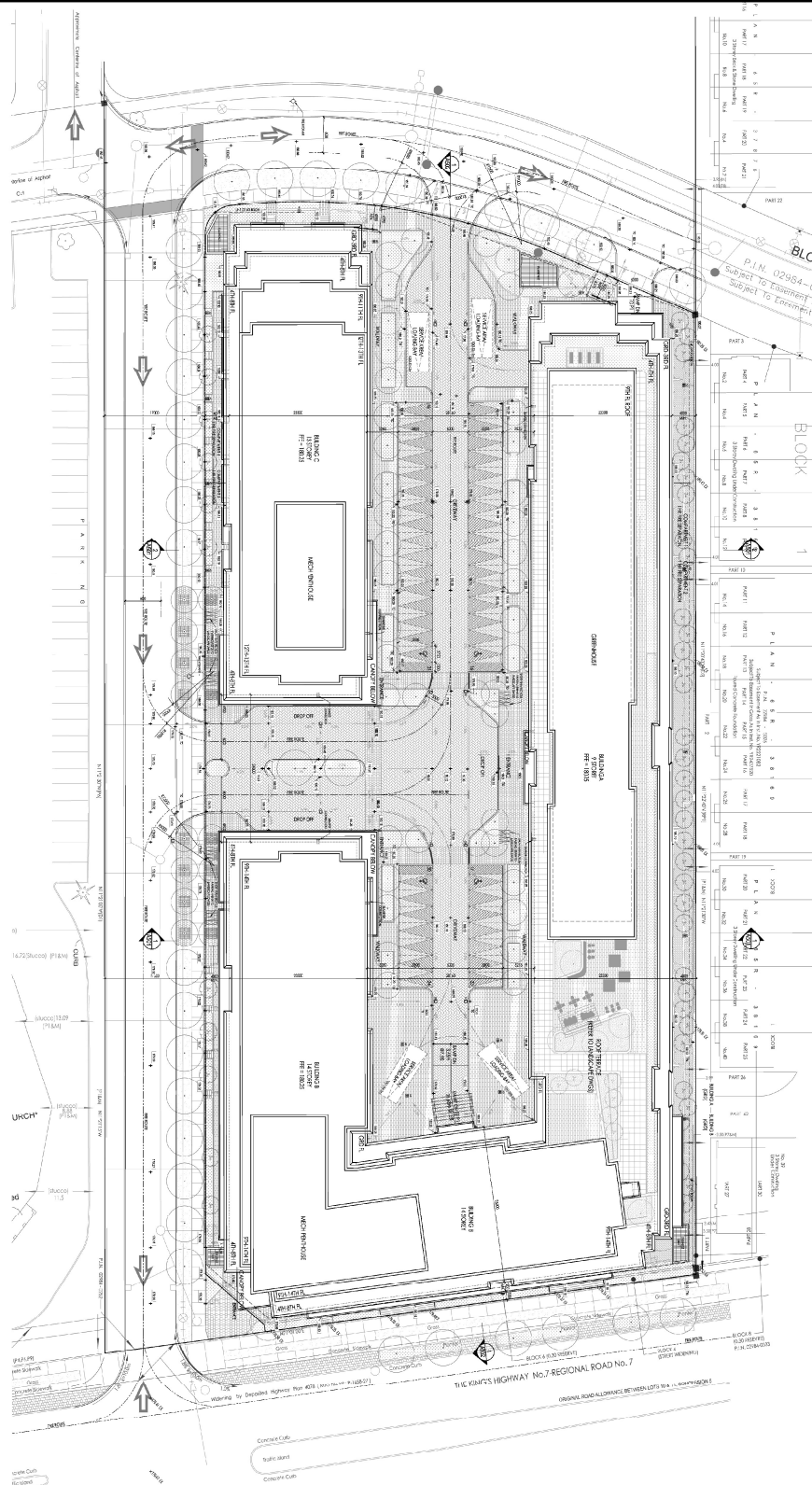


DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: LJ

FIGURE No. 3




SITE PLAN

APPLICANT: 2310601 Ontario Inc. (Johnny Tran)
3912 & 3928 Highway 7 East

FILE No. PLAN 20 123727

 SUBJECT LANDS

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: LJ

DATE: 5/11/2020

FIGURE No. 4



Stantec
300-675 Cochrane Drive
Markham ON L3R 0B8
Tel. (905)-944-7777
www.stantec.com

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DRAFT PLAN
OF SUBDIVISION

PART OF
LOT 11, CONCESSION 5
IN THE
CITY OF MARKHAM
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
REGIONAL MUNICIPALITY OF YORK

INFORMATION REQUIRED UNDER SECTION
51(17) OF THE PLANNING ACT

- A: AS SHOWN ON DRAFT PLAN
B: AS SHOWN ON DRAFT AND KEY PLAN
C: AS SHOWN ON DRAFT AND KEY PLAN
D: AS SHOWN ON STATISTICS
E: AS SHOWN ON DRAFT PLAN
F: AS SHOWN ON DRAFT PLAN
G: AS SHOWN ON DRAFT AND KEY PLAN
H: MUNICIPAL PIPED WATER TO BE INSTALLED
I: SOIL IS CLAY LOAM
J: AS SHOWN ON DRAFT PLAN
K: MUNICIPAL SANITARY SEWERS TO BE INSTALLED
L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE		(Ha)
HIGH DENSITY	Block 1	1.465
PARK	Block 2	1.162
SCHOOL	Block 3	0.825
FUTURE DEVELOPMENT	Block 4	0.039
ROAD WIDENING	Block 5	0.009
0.300m RESERVE	Block 6-8	0.009
ROADS		0.508
TOTAL		4.017ha.

OWNER'S AUTHORIZATION
THE UNDERSIGNED AUTHORIZES THE PREPARATION AND SUBMISSION OF
THIS DRAFT PLAN OF SUBDIVISION.

RAYMON LAU
2310601 ONTARIO INC

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ROBB McKIBBON OLS
R.G. McKIBBON LIMITED
ONTARIO LAND SURVEYORS

DATE

Permit-Seal



4. NEW ROAD ALIGNMENT	AB	DC	DC	16.03.16
3. REVISION: AS PER APRIL 2015 DRAWING	AB	DC	DC	15.11.23
File Name: 161403102_c-dp_working	AB	DC	DC	16.03.16
Client/Project	Dwn.	Chkd.	Desgn.	YY.MM.DD

HILDEBRAND GARDENS

3912 & 3928 HIGHWAY 7

Markham, ON Canada

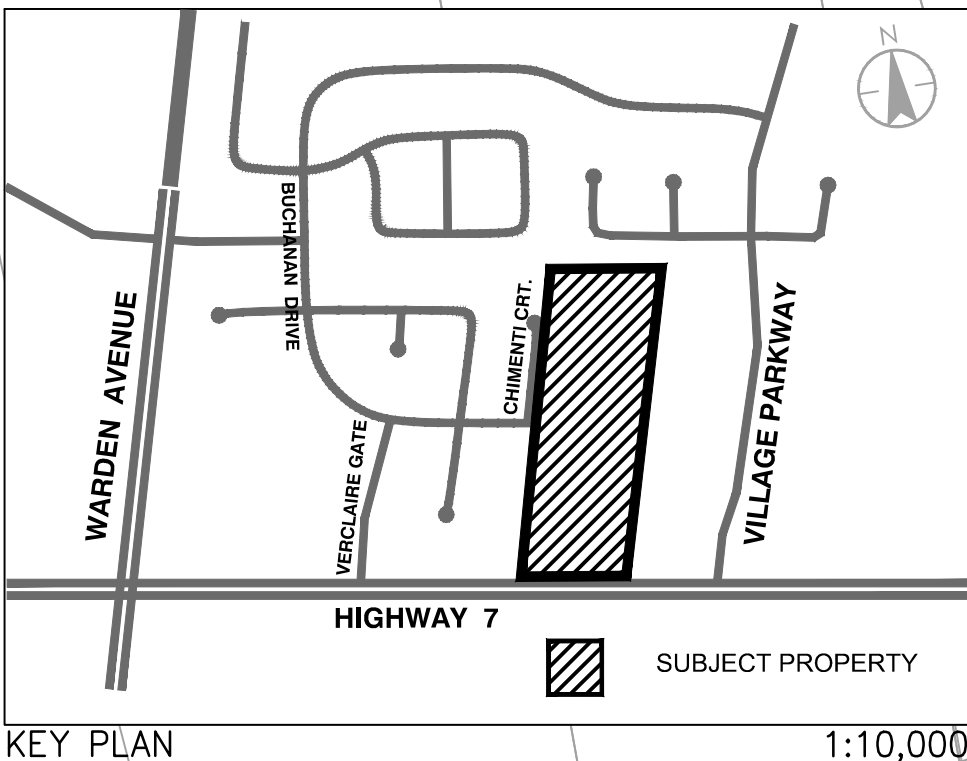
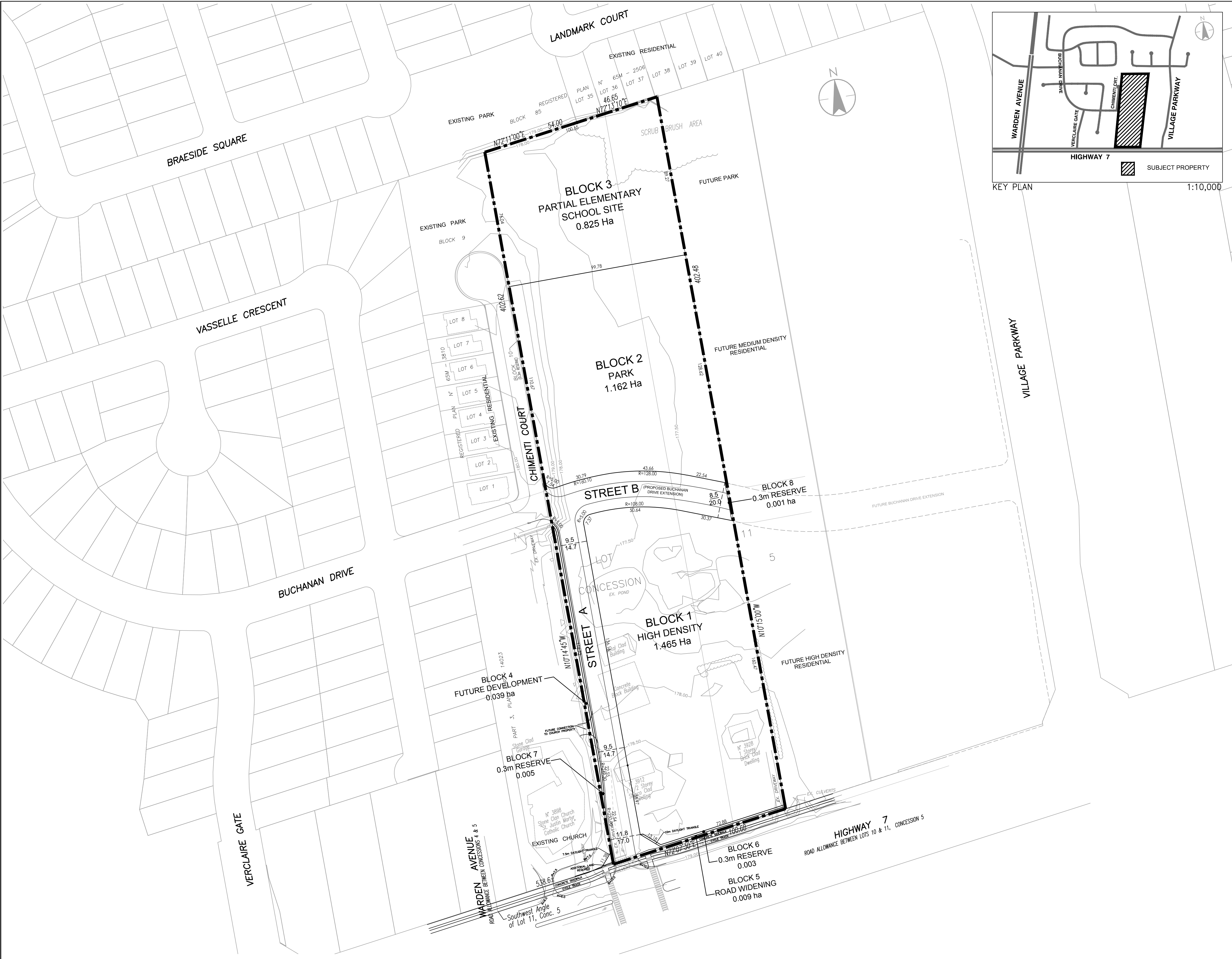
Title
DRAFT PLAN OF SUBDIVISION

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		10 0 20m
Drawing No.	Sheet	Revision

1

1 of 1

3



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By-law 2016-77

A By-law to amend By-law 118-79, as amended
(To delete lands from the designated area of By-law 118-79)
and to amend By-law 177-96, as amended
(To incorporate lands into the designated area of By-law 177-96)

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. THAT By-law 118-79, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 118-79, as amended.
2. THAT By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.
 - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto as follows:

Community Amenity Area 3 Hold [CA3*558(H)] Zone
Open Space Two (OS2*559) Zone

- 2.3 By adding the following subsections to Section 7 – EXCEPTIONS:

"7.558 2310601 Ontario Inc. (Hildebrand Site)
3912-3928 Highway 7 East
 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *558 on Schedule 'A' of this By-law.

7.558.1 Only Permitted Uses
 The following uses are the only permitted uses:

- a) *Apartment Dwellings*
- b) *Retirement Home*
- c) *Business Office*
- d) *Retail Store*
- e) *Personal Service Shop*
- f) *Commercial Fitness Centre*

7.558.2 Special Zone Provisions
 The following special zone standards shall apply:

- a) *Maximum height – 30.0 m*
- b) *Maximum number of storeys – 8*
- c) *Minimum number of storeys – 6, except for portions of the building as otherwise provided for in subsections j) and k) below*
- d) *Minimum lot frontage – 60 m*
- e) *Minimum lot area – 1.3 ha*
- f) *Maximum Floor Space Index – 3.5*
- g) *Maximum number of guest suites – 2*
- h) *For the purposes of this by-law, the front lot line shall be the lot line abutting Highway 7 East*

- i) Minimum *front yard* - 1.2 m, except that the minimum front yard for any *dwelling unit* located on the first floor shall be 4.2 m
- j) Minimum *side yard*:
 - a. First and second *storey* above *established grade* - 4.0 m
 - b. All *storeys* above the second *storey* - 7.0 m
- k) Minimum *rear yard*:
 - a. First and second *storey* above *established grade* - 1.2 m
 - b. All *storeys* above the second *storey* - maximum of 165.0 m from the front property line;
- l) Minimum Parking Requirements:
 - a. *Apartment Dwellings* - 0.8 parking spaces per *dwelling unit*
 - b. Visitor parking - 0.15 parking spaces per *dwelling unit*;
- m) The provisions of Table B7 - Part 2 of 4 (Section CC) shall not apply;
- n) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with Exception *558 shall be deemed to be one lot for the purposes of this By-law.

7.559 2310601 Ontario Ltd. (Hildebrand Site)
3912-3928 Highway 7 East - Public Park and School Blocks
 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *559 on Schedule 'A' of this By-law.

7.559.1 Only Permitted Uses
 The following uses are the only permitted uses:
 a) *Public Parks*
 b) *Public Schools*"

3. Holding Provision

- 3.1 For the purposes of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the Holding (H) provision on all or part of the lands shown on Schedule 'A', the following conditions must be met to the satisfaction of the City of Markham:

- i. The Owner has entered into a site plan agreement with the City (including review, through the site plan approval process, of a TDM report).
- ii. The Owner has entered into a developers group agreement or has made other alternative arrangements with the City to ensure the fair and equitable cost sharing of community infrastructure and facilities, to the satisfaction of the City's Commissioner of Development Services and City Solicitor.

By-law 2016-77
Page 3


- iii. The Owner has entered into a Section 37 Agreement with the City pursuant to Section 37 of the Planning Act and in accordance with the City's Official Plan policies regarding Section 37 contributions, to the satisfaction of the City.
- iv. The Archdiocese of Toronto has confirmed in writing that satisfactory arrangements have been made for the construction of a driveway to the St Justin Martyr Catholic Church from the proposed north-south local road and for the restoration of any of the church property which is required to be re-graded to accommodate the proposed development.

3.2 Notwithstanding the above, driveways and underground *parking garages* are permitted to be constructed prior to the removal of the Holding provision (H).

Read a first, second, and third time and passed on June 28, 2016.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2016-77

AMENDING BY-LAWS 118-79 AND 177-96 DATED June 28, 2016

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

 BOUNDARY OF ZONE DESIGNATION(S)

 RESIDENTIAL DEVELOPMENT

 COMMUNITY AMENITY THEREE

 OPEN SPACE TWO

 HOLDING PROVISION

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DEVELOPMENT SERVICES COMMISSION

40 20 0 40 Meters

Drawn By: CPW

Checked By: SH

DATE: 24/05/2016

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office